030.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,300 / 829,300
					USE VALUE:	829,300 / 829,300
					ASSESSED:	829,300 / 829,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEI TING &	
Owner 2:	KANG XIAO	
Owner 3:		
Street 1:	75 TUFTS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	SCHIAVONE GAETANO -
Owner 2:	-
Street 1:	75 TUFTS ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1937, having primarily Vinyl Exterior and 2019 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	368,300	5,000	456,000	829,300
Total Card	0.115	368,300	5,000	456,000	829,300
Total Parcel	0.115	368,300	5,000	456,000	829,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.77 | /Parcel: 410.77

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	368,300	5000	5,000.	456,000	829,300		Year end	12/23/2021
2021	101	FV	357,500	5000	5,000.	456,000	818,500		Year End Roll	12/10/2020
2020	101	FV	357,500	5000	5,000.	456,000	818,500	818,500	Year End Roll	12/18/2019
2019	101	FV	275,000	5000	5,000.	484,500	764,500	764,500	Year End Roll	1/3/2019
2018	101	FV	275,000	5000	5,000.	353,400	633,400	633,400	Year End Roll	12/20/2017
2017	101	FV	275,000	5000	5,000.	307,800	587,800	587,800	Year End Roll	1/3/2017
2016	101	FV	261,900	5000	5,000.	262,200	529,100	529,100	Year End	1/4/2016
2015	101	FV	247,700	5000	5,000.	256,500	509,200	509,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2550

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHIAVONE GAETA	1483-15		12/21/2015		639,000	No	No		
	830-182		2/2/1973		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2018	940	Insulate	7,728	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/28/2016	Sales Review	PT	Paul T
1/20/2009	Meas/Inspect	345	PATRIOT
3/20/2000	Inspected	263	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

USER DEFINED

User Acct	21247
GIS Ref	
GIS Ref	
Insp Date	08/19/17
!2550!	

PRINT

Date	Time
12/29/21	21:40:45

LAST REV

Date	Time
09/11/18	10:38:30
danam	

Prior Id # 1:	21247
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34421492
Const Adj.:	1.01343524
Adj $ / SQ:	183.907
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452487
Depreciation:	84163
Depreciated Total:	368324

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

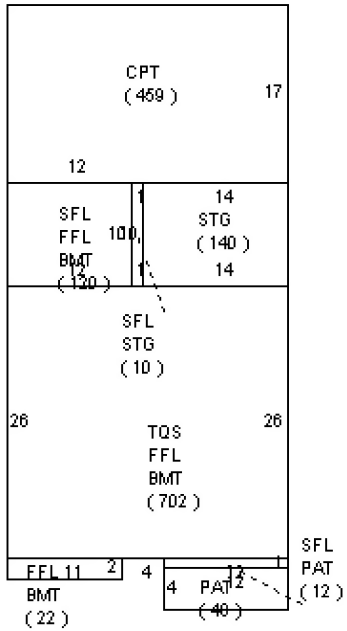
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.91
Special Features:	0	Val/Su Net:	121.71
Final Total:	368300	Val/Su SzAd	243.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	844	94.900	80,092
FFL	First Floor	844	183.910	155,218
TQS	3/4 Story	527	183.910	96,827
CPT	Carport	459	10.360	4,756
STG	Storage	150	7.430	1,115
SFL	Second Floor	142	183.910	26,115
PAT	Patio	60	6.080	365

	Net Sketched Area:	3,026		Total:	364,488
Size Ad	1512.5	Gross Area	3201	FinArea	2019

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X26	A	AV	1950	21.41	T	40	101			5,000			5,000
2	Frame Shed	D	Y	1	4X19	A	GD	1950	0.00	T	30	101						

PARCEL ID

030.0-0004-0019.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000